

TO LET

Flat 1 Riviera Court, 1 Esplanade,
Canford Cliffs, Poole BH13 7HZ



PHILIPPA SOLE



£2,250 pcm

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Ground Floor Apartment with private front door

Secluded & sunny south-westerly courtyard garden

Part Furnished

BH13 Location

Close to all amenities

Underground car parking space

Walking distance to Canford Cliffs village and the Beach

Council Tax Band F - £3,102.30

About this property

This apartment has a spacious lounge, adorned with elegant décor, includes a gas coal effect fire and benefits from patio doors that lead to a private, south-facing courtyard/patio area. This outdoor space is perfect for enjoying the sunshine and relaxing in a tranquil setting.

The well-appointed kitchen/breakfast room is equipped with high-end appliances, including a Quooker tap, built-in fridge/freezer, and wine cooler, ensuring convenience and style. Additionally, the washer/dryer is discreetly situated within a cupboard off the hallway, maximising space and functionality. This unique apartment offers its own private access and comes with underground allocated parking, providing security and privacy.

Riviera Court, where the apartment is located, is at the centre of Canford Cliffs village, a vibrant area that recently welcomed a new Tesco shop, health and wellness studio, café, coffee bars, and various eateries, such as the renowned Baffi pizzeria and The Cliff.

Location

Canford Cliffs Village is renowned as one of the most prestigious places to reside. It boasts an array of charming café bars, fine dining restaurants, and specialty shops. Additionally, the globally renowned Sandbanks Peninsula and Poole Harbour are in close proximity, offering safe sandy beaches, marinas, yacht clubs, and a wealth of water sports amenities. The esteemed 18-hole Championship Parkstone Golf Club is just around a mile away, and the more extensive towns of Poole and Bournemouth are equidistant at approximately two miles. For those looking to travel, the local train station at Branksome provides a direct route to London Waterloo in approx. 2 hours. Bournemouth and Southampton International Airports are easily accessible by train and road.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	74	76
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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